

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, AUGUST 28, 2006

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:15 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Chatterjee, Raser, Sullebarger, and Wallace present. Absent: Spraul-Schmidt, Bloomfield, and Kreider.

MINUTES

The Historic Conservation Board unanimously approved the minutes of July 31, 2006 and August 14, 2006 meetings (motion by Sullebarger, second by Chatterjee).

CERTIFICATE OF APPROPRIATENESS, 1601 BROADWAY, PROSPECT HILL HISTORIC DISTRICT

Staff member Adrienne Cowden presented a report on the proposed installation of a cut-away roof deck, dormer and new porch railings at 1601 Broadway in the Prospect Hill Historic District. Ms. Cowden provided members with two additional pieces of recent correspondence not in the staff report. These included a letter of support from Brian Tiffany of the Over-the-Rhine Chamber and one from Laurence Olivier stating that the Prospect Hill Community Neighborhood Council had not yet reviewed the proposal.

Ms. Cowden stated the Historic Conservation Board approved a Certificate of Appropriateness for the rehabilitation of this building in 1986 stipulating that the original porch design be retained and that all panels and columns be repaired, rebuilt or replicated as necessary. The applicant proposes to replace the paneled rail with open balusters. Staff believes the Board's 1986 decision is still valid and relevant to this project.

The Prospect Hill Historic District conservation guidelines state "the addition of decks on the street façade shall not be permitted." Since the designation of Prospect Hill as a local historic district, however, the Board has approved a number of cut-away roof decks on main facades as well as rooftop additions. Although the guidelines are silent on dormers, they should be evaluated for their the essential character of the façade. Although staff has some reservation about the high visibility of the new construction, it believes the proposed deck for 1601 Broadway should be considered.

In response to Ms. Sullebarger, Ms. Cowden stated that the dormer proposed for the south elevation will be an extension of the side porch and will provide coverage for the new stairway leading to the deck and protection for the open porch below. The panels are also used to protect the wooden stairs as well as for decorative purposes.

Mr. Senhauser stated he was not opposed to the roof deck; however he did have concerns about the new stair dormer. He said this is a highly visible elevation and the silhouette is distinctive from the street. He also said the railings that were put in place in 1986 are poor substitutes that do not adequately represent the character of the originals.

Alice Emmons, project architect, stated dimensions of the stair dormer were the minimum necessary to provide access to the roof deck. She said that the proposed railings on the south elevation are more open to take advantage of the view and to be easier to maintain.

In response to Mr. Raser, Ms. Emmons stated that nine condominium units would share the roof deck. Mr. Raser stated he believed that under the building code, the rooftop deck would require two means of egress. If so, the project could not be built as proposed. He suggested the Board table this application pending the resolution of this issue and to give the neighborhood

association a chance to review the plan. The Board agreed that it would not be beneficial to approve a design that could not be built without substantial modification.

BOARD ACTION

The Board voted unanimously (motion by Raser, second by Chatterjee) to table the application to give the applicant an opportunity to consult with the Department of Buildings & Inspections regarding the requirements of the building code and to afford the Prospect Hill Community Neighborhood Council an opportunity to comment on the project.

CERTIFICATE OF APPROPRIATENESS & ZONING VARIANCE, 1330 BROADWAY STREET, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Caroline Kellam presented a report on the repair of an existing side yard fence and the construction of additional fencing in the rear yard. Because the rear yard faces on Spring Street, the zoning code defines this as a second front yard of a through lot. Zoning variance will be required for its height and opacity.

In 1998, the HCB granted a Certificate of Appropriateness (COA) and zoning variances for the existing fencing between the houses at 1330 and 1332 Broadway Street. The owner proposes to repair portions of this fence and gate in kind to match the existing.

There is a second 6'-5" high lattice fence at the rear between the house and a parking pad on Spring Street. The owner would replace this fence and with a new vertical board privacy fence with a lattice cap (similar to that in the side yard) and extend the fence along the south side property line. The goal is to completely enclose the yard with a consistent style of fencing.

Ms. Kellam said the proposed fencing meets the guidelines for the historic district and would create privacy and greater security for this property owner. She said that approval of the proposed fence would be consistent with the Board's 1998 decision.

Ms. Sullebarger stated a 6' solid board fence would not need a variance and would be more appropriate than a 6'-5" fence topped with lattice. Mr. Senhauser added that any new fence would have to match the design and quality of the lattice cap on the existing fence. The Board agreed that a standard lattice fence would not be acceptable. A solid board fence would be less expensive than a custom fabrication.

Mr. Chatterjee stated that since the owner was not present, the Board couldn't assume he would agree to forgo the lattice and install a solid board fence. It would be appropriate to approve either design and suggest staff inform the owner a solid board fence would be preferable.

BOARD ACTION

The Board voted unanimously (motion by Sullebarger, second by Chatterjee) to take the following actions:

1. Grant a zoning variance from Section 1421-33 Fences and Walls of the Zoning Code to allow for the construction of the replacement fence along Spring Street.
2. Approved a Certificate of Appropriateness for the construction of the new fencing at 1330 Broadway to match the quality and style of the existing front yard fence (as shown in photo 1) or alternately, a solid 6' vertical wood fence matching the lower portion of the front yard fence.
3. Final plans and any revisions to be reviewed and approved by the Urban Conservator prior to issuing a Certificate of Appropriateness and a building permit.

**CERTIFICATE OF APPROPRIATENESS, HILLSIDE REVIEW & ZONING VARIANCE,
1825 KEYS CRESCENT LANE, EAST WALNUT HILLS HISTORIC DISTRICT**

Mr. Senhauser recused himself and Ms. Sullebarger assumed the chair position for this item.

Staff member Adrienne Cowden presented a report on the proposal to construct terraces and a new two-car addition on the rear (south) elevation of 1825 Keys Crescent Lane. The project involves the demolition of an existing porch on the second story of the rear (south) elevation. An existing brick terrace with a stone foundation would also be removed. The multi-story addition would be built at the southeast corner of the house. Material finishes for the garage addition and the terraces were selected to match or to complement the house, which has stucco, stonework and clapboard siding.

A low retaining wall, constructed of stone and concrete, extends along the western edge of the driveway. The entire concrete wall and a segment of the stone wall west of the house are located on Seven Hills School property; the remainder of the stone wall is owned by the applicants. All or sections of this wall may need to be removed to permit equipment to access the rear yard during construction. A mature ash tree located adjacent to the concrete wall and on Seven Hills School's property may also be impacted by the work.

The project requires two Zoning Variances, one for the maximum building envelope of the proposed addition and another for the height of the modular block retaining wall.

In response to Ms. Wallace, Ms. Cowden stated there are other retaining walls of similar height in the neighborhood characterized by steep topography. In response to Ms. Sullebarger, Ms. Cowden stated the stone wall at the basement level in the rear of the house will be exposed: the windows may need to be removed.

BOARD ACTION

The Board voted unanimously (motion by Chatterjee, second by Raser) to take the following actions:

1. Approve a Certificate of Appropriateness for the proposed two-car garage addition with a roof terrace with the following conditions:
 - a. If the mature tree identified in the staff report is removed to allow construction equipment to access the property, it shall be replaced with at least one 3" caliper tree of a similar species.
 - b. If the stone wall along the existing driveway is removed to allow construction equipment to access the property, it shall be replaced with a new stone wall to match the existing, and if possible, the existing stone should be reused for the new wall.
2. Approve the necessary Zoning Variances for the maximum building envelope and the proposed 8'-0" to 10'-0" retaining wall as shown in the attached drawings finding that such relief from the literal interpretation of the Cincinnati Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property in the district or vicinity where the property is located and is necessary and appropriate in the interest of historic conservation as not to adversely affect the historic architectural or aesthetic integrity of the district.
3. Final construction drawings and material/product selections shall be submitted to the Urban Conservator for approval prior to construction.

4. Approval of the necessary Zoning Variances and Certificate of Appropriateness shall be valid for a two-year period only beginning on August 28, 2006, the effective date of approval.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date: _____